



**FARMERS
BRANCH**

ORDINANCE NUMBER 2094

5-196
online

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA WITHIN PLANNED DEVELOPMENT NO. 22 (PD-22) ZONING DISTRICT AT 13850 DIPLOMAT DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna constructed to a maximum height of seventy five (75) feet within Planned Development No. 22 (PD-22) zoning district and located at 13850 Diplomat Drive.

SECTION 2. That the cellular communications antenna shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 1st day of November, 1993.

APPROVED:

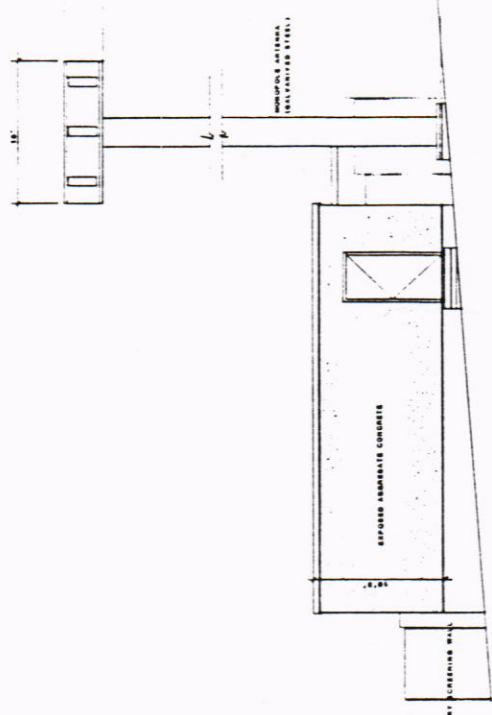
Calla Lea Davis
Mayor Pro Tem

APPROVED AS TO FORM:

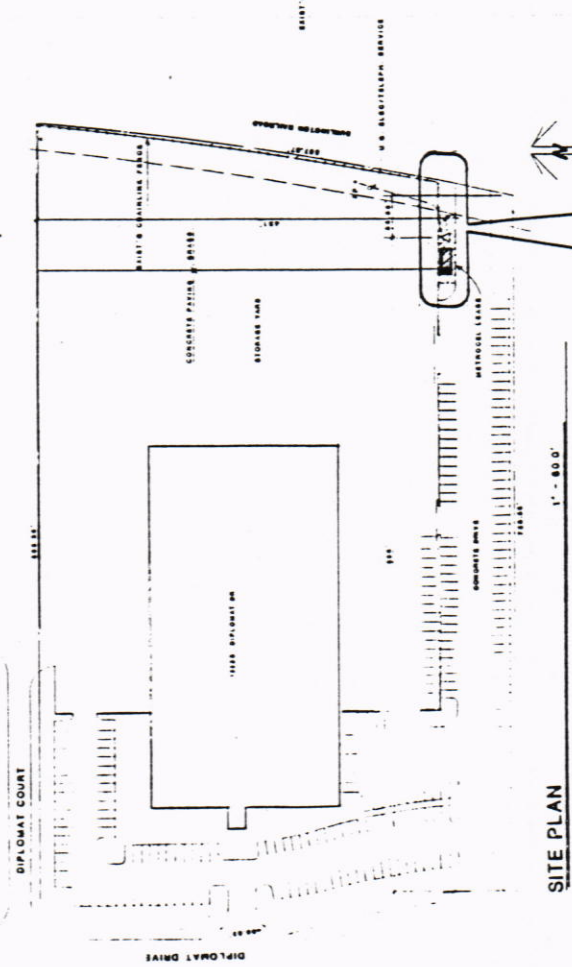
[Signature]
City Attorney

ATTEST:

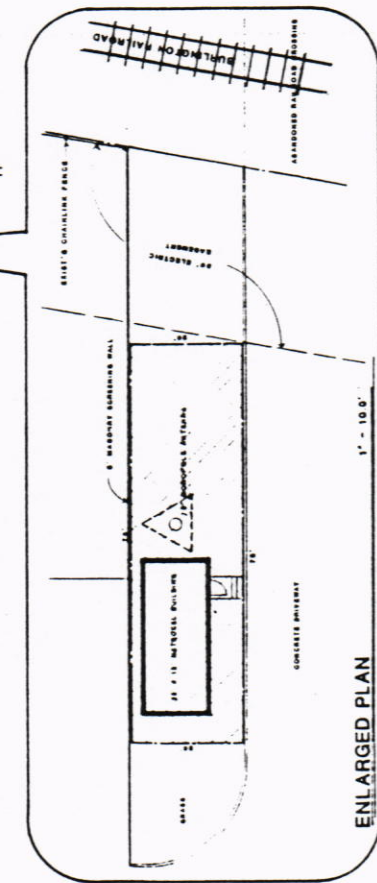
[Signature]
City Secretary



SOUTH ELEVATION



SITE PLAN



ENLARGED PLAN

DESCRIPTION OF METROCELL LEASE

BEING a portion of a tract of land situated in the S.E. 1/4 of Section 16, Township 36 N., Range 12 E., and the S.E. 1/4 of Section 17, Township 36 N., Range 12 E., and the S.E. 1/4 of Section 18, Township 36 N., Range 12 E., all in the City of Dallas, Texas, and being more particularly described as follows:

COMMENCED at a point (corner) for the southeast corner of the "Farm" owned by the City of Dallas, and being more particularly described as follows:

THENCE S. 89°18'37"W. along the south line of said lot S. a distance of 28.00 feet to a point;

THENCE S. 89°18'37"W. a distance of 86.00 feet to the PLACE OF BEGINNING;

THENCE S. 89°18'37"W. a distance of 10.00 feet to a point for corner;

THENCE S. 89°18'37"W. a distance of 20.00 feet to a point for corner;

THENCE S. 89°18'37"W. a distance of 20.00 feet to a point for corner;

THENCE S. 89°18'37"W. a distance of 20.00 feet to the PLACE OF BEGINNING, containing 1.408 acres, less of land, more or less.



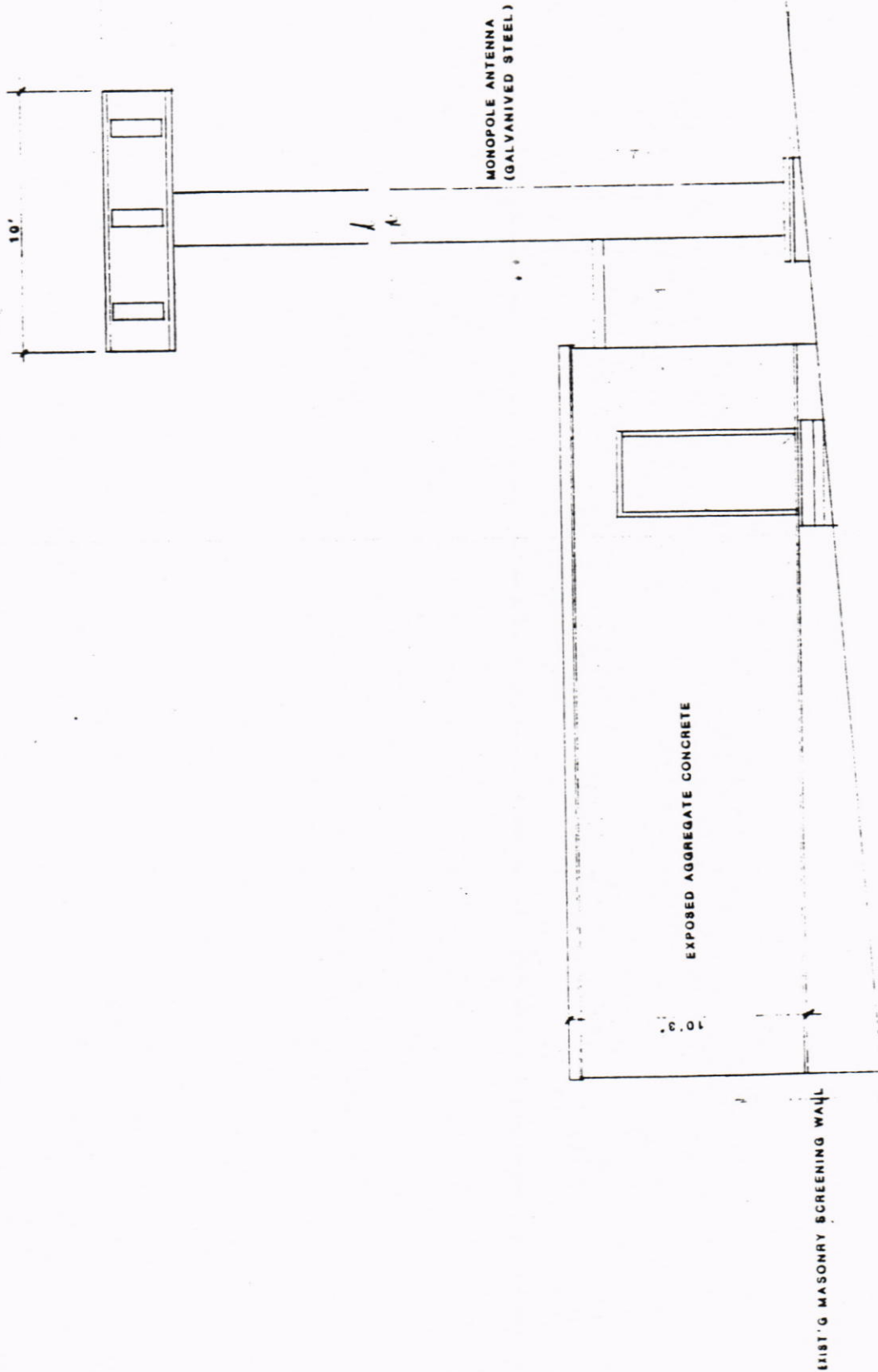
VICINITY PLAN

Issue Date
10-11-81

1301 Elm St. # 103
Correlation 12.75006
4446-0493
Colvert & Co. Architects, Inc.

Sheet
of
METROCELL CELLULAR TELEPHONE COMPANY
17100 N. DALLAS PARKWAY, SUITE 100
DALLAS, TEXAS 75244





SOUTH ELEVATION

1/4" = 1'0"